pendent on the benevolence of the higher orders for the comfort of some repose from labour.

No charity is more *conservative of the morals of the poor* than that which *provides places of rest for the houseless wanderer*. How many females have been saved from perdition by the houses of nightly refuge in Nutford-place? (I know of two cases.) No fiscal provision for the poor is more consolatory, none more conducive to their health of body, the promotion of good habits, and reformation of mind, than that which secures to families clean and respectable lodgings, apart from the filth and pollutions and bad company which infest the low haunts of those who are forced to resort to nightly sleeping lairs, and who perhaps at morn know not where at night to lay their head!

Through the medium of THE BUILDER, the writer of this article would suggest to the affluent and benevolent the means of providing such retreats, not only for the wandering, but for the fixed population of this metropolis.

No sacrifice need be made by such outlay of money, for the model lodging-house is paying a large per centage. A little paternal care might and would narrow the gulf which yawns now fearfully between wealth and poverty. Care for their own interests should impress the subject on the higher classes—but regard to the temporal and eternal welfare of their poorer brethren should more particularly enforce it, for the improvement of the social community would fructify in blessings on those who took and those who gave. QUONDAM.

NOTES IN THE PROVINCES.

THE selected design for the Philanthrophic Society's Farm School for vagrant boys, at Potter's-bar, near Barnet, to be founded by H. R. H. Prince Albert, consists of eight houses, each for about sixty boys, arranged on the sides of a chapel, as at the schools of reformatory discipline at Mettray, Hamburg, and elsewhere on the Continent. Each building is to be adapted to the instruction of a separate family of the boys, in domestic occupations and mechanical arts, as well as husbandry and gardening.——The Peterborough Corn Exchange now erected, is a plain structure, with committee and retiring rooms, orchestra, and market room with pillars and arches supporting a domed roof, covered with plate glass, and ventilated through the top. Underneath is a warehousing vault.——The new chapel in St. James's-street, Newport, Isle of Wight, recently erected, was opened on Wednesday week. The style of it is Gothic, from a design by Mr. Francis Pouget: Mr. Hillier, of Ryde, superintended the erection. The cost will be about 2,900*l*., of which 1,500*l*. have been subscribed.——The committee appointed by the parish of Sherborne, for the restoration of the Abbey Church, have recommended the completion of repairs before other restorations are begun, and to that end, that a rate yielding a sum not exceeding 1,500*l*. be collected, if the subscribers will advance a like sum.——The new gaol at Winchester, which is a considerable building, is nearly completed. The contractors, Messrs. Locke and Nesham, are now laying the numerous cells and corridors with Seyssel Asphalte, under the direction of Mr. Pearse, the architect, in the application of which a small steam-engine is employed.——A society for the improvement of the condition of the labouring classes, has been instituted at Winchester. It is proposed at first to provide a lodging-house for about forty single men, on a plan prepared by Mr. Colson, architect, for a gentleman who is willing to erect the building, and let it on lease to the society. Dwellings for married men, allotments of land, &c., are next to be considered.——The new mayor of Worcester, Mr. Padmore, an Independent, while declining to give the usual breakfast or attend divine service in the cathedral on the Sunday after his election (an ancient usage), has offered 100*l*. instead, towards widening a narrow street.——The new works at Corsham-court, are progressing rapidly. The roof is all but completed, when all the building will be covered in. Seventy workmen are employed. The large centre tower, it is said, will be raised to the height of 75 feet.——A paper warehouse at Sheffield, on a floor immediately above the printing-office of Mr. Bridgeford, was lately so crammed with reams of paper, weighing in all more than twenty tons, that the floor forming the ceiling of the printing-office gave way with the overpowering 'press of matter,' and a good few tons of the paper 'went to press' of their own accord, with beams and spars, and other machinery, much more likely to produce what the local *Times* regards as "a very vexatious interference with the liberty of the press," than anything likely to facilitate its operations. Fortunately the press-men had gone out before the paper-reams came in, so that nothing was reduced to 'pie' but the types, and the only plaster in request was applied to the ceiling and its broken beams. Joists are supposed, especially by printers, to be capable of carrying anything.——Brougham Castle is about to be repaired by the heir apparent to the Earl of Thanet, the Rev. C. H. Barham, it is said. The base of the tower at the north-western corner of the Vampire has been thoroughly repaired already; and the great tower, supposed to be of Norman construction, and built soon after the Conquest, is to be again made habitable.——South Leith Parish Church has been undergoing extensive repairs, the only portion of the old retained in the new structure being the side walls. In removing the old roof from the aisles, a tier of clerestory windows were discovered, which have been restored. The roof, which is an open one, is decorated with gilded inscriptions taken from the Bible. The windows are of stained glass, by Messrs. Ballantyne and Allan. Mr. Thomas Hamilton is the architect, and the builders are Messrs. Smith and Son. In the south-west aisle a monument has been erected to Mr. James Reoch, merchant, who held the office of chief magistrate in Leith for six years. It was designed by Mr. Hamilton, and, like the church, is in the pointed style. Mr. Handyside Ritchie, sculptor, carried out the design.——The Adelphi Theatre, Glasgow, which, though erected of wood as a merely temporary building at first, has in all cost upwards of 10,000*l*., was lately burnt to the ground during rehearsal of a piece called "The Ship on Fire;" but the conflagration began in one of the galleries, not on the stage, though, strange to say, at the moment when an imaginary crew were in the act of being reprehended for endangering the ship by smoking tobacco. Within the last few years three buildings of this sort have been burnt at Glasgow.

COST OF NEW LUNATIC ASYLUM FOR MIDDLESEX.

COMPETITIONS.

As it is desirable that all matters relative to competitions and their results should be known, I beg to send you the amounts of the only tenders sent in for the new lunatic asylum at Colney Hatch:—

Jackson	£225,000
Jay	198,000
Myers	165,000

The competition plans were estimated by the successful architect at 80,000*l*.! and the lowest builder's tender is 165,000*l*.—a little more than double! Does not this shew defective plans, to call for so much alteration, or unfair estimate in the first instance?

The magistrates having refused to accept the lowest tender, it has been reduced by cutting down the building to 114,000*l*., at which sum Mr. Myers is to execute it.

AN ARCHITECT.

*** According to the report of proceedings of the Middlesex magistrates at their last meeting, the sum ultimately decided on seems to be 138,000*l*.

FIRE IN THE ROYAL EXCHANGE.—A fire took place in the merchants' room in the Royal Exchange on Friday in last week, but was quickly extinguished. It appears to have originated through setting a stove in a recess intended for a window too near to the wooden cill, which remained in. The stove was separated from the cill by 9 inches of brickwork; but it seems that an iron band, intended as a fastener, served to communicate the heat.

New Books.

The Architect, Builder, and Contractor's Pocket Book of Prices for 1849. John Weale, Holborn.

Together with an Almanac, blank pages for memoranda, an epitome of Mensuration, and many useful tables, this very useful pocket volume gives the *Board of Works' official lists of prices*, which are often made the basis of contracts by architects, but up to this time have not been generally accessible.

The editor of the work says justly,—"It is mere charlatanism to pretend to give fixed prices to be used under all circumstances. The cost of works similar in name must vary greatly, from the variations in the qualities of the materials used, from the degrees of skill and honesty in the workmanship, and not a little from the peculiar modes of construction or styles of architecture adopted.

The profits to be allowed to the master-builder must also be varied, to do justice between him and his employer. In ordinary works, the wages of men are paid weekly, and the merchant who supplies the materials is paid three or six months after delivery. If the master-builder is not paid for such works until many months after they are finished, which is frequently the case, it is just that he should be paid a higher rate of price for risk and use of capital, than when he is paid monthly, as the works proceed, which enables him to obtain his materials at a lower rate of price, and supplies him with capital to carry on the works, and removes all risk of great loss. The rate of price in the official schedule of the Board of Works is made on these assumptions: that the best materials and workmanship are employed; that the bills are made out and paid quarterly; and, finally, that no risk of loss of payment is incurred."

If a quicker mode of payment, for large works, be adopted, the architect should take care that a discount be allowed; and, on the other hand, if the builder be kept longer out of his money, he ought to have higher prices than those in the official lists.

Under the head of *Notitia Architectonica*, a considerable amount of valuable information is given, especially on cast-iron columns and girders, roof coverings, &c.

Miscellanea.

JOINERS AND CABINET MAKERS IN THE UNITED STATES.—Carpenters and joiners are less needed in the United States than almost any other workers in wood, with the exception, perhaps, of cabinet makers; all of which trades are not very promising at the present time, owing to an over-supply of workmen. The wages of these classes are low, and the pay not very prompt. There is one plan which these persons can pursue, which has been found a good one in many instances; but it requires a good deal of tact. It is this: let the person go to the West, and seek out some small, new, rising village; let him purchase a few acres of land, within half or three quarters of a mile of the village—on credit, if he cannot get it otherwise; let him here put up the common, cheap log-house of the country, and go to work, as best as he can, at a garden and other things on his land. Having got a house, and a garden, and a pig or two in the pen, and a few chickens scratching up their living, he should then make himself known in the village, and give out that he is ready to work at his trade, either as a journeyman or otherwise. He will soon get *something* to do in the way of trade. Let him take his pay in almost any thing useful that he can get, and turn it to some good account on his land. Sometimes he will do well to take his pay in other people's labour. Some man may want work done in his particular trade, and cannot pay the money for it, but can pay him by ploughing his land, or by other work of the kind. His provisions he can generally get in this way. After a while the man's prospects will brighten: the little village will grow—his land will rise in value—the demand for his labour will be greater, and in a few years he will become quite independent.—*Wiley and Putnam's Guide*.

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